

FOR SALE OR LEASE

6121 Tarnef Dr. | 6040 Rookin St. | Houston, TX 77074

Full make ready interior and exterior renovations underway!

±48,400 SF on 3.19 Acres



6121 Tarnef

- ±28,365 SF building
- ±6,632 SF office
- 2.39 acres
- (10) ten grade-level doors
- Wet sprinkler
- 16' clear height
- 3-phase, 120/208v, 800 amps
- Partial HVAC warehouse
- Automatic gate
- Fully fenced, secured, lighted, paved



6040 Rookin

- ±20,035 SF building
- ±2,000 SF office
- 0.80 acres
- (5) Five overhead doors (grade, semi-dock and dock-high loading)
- 22' clear height

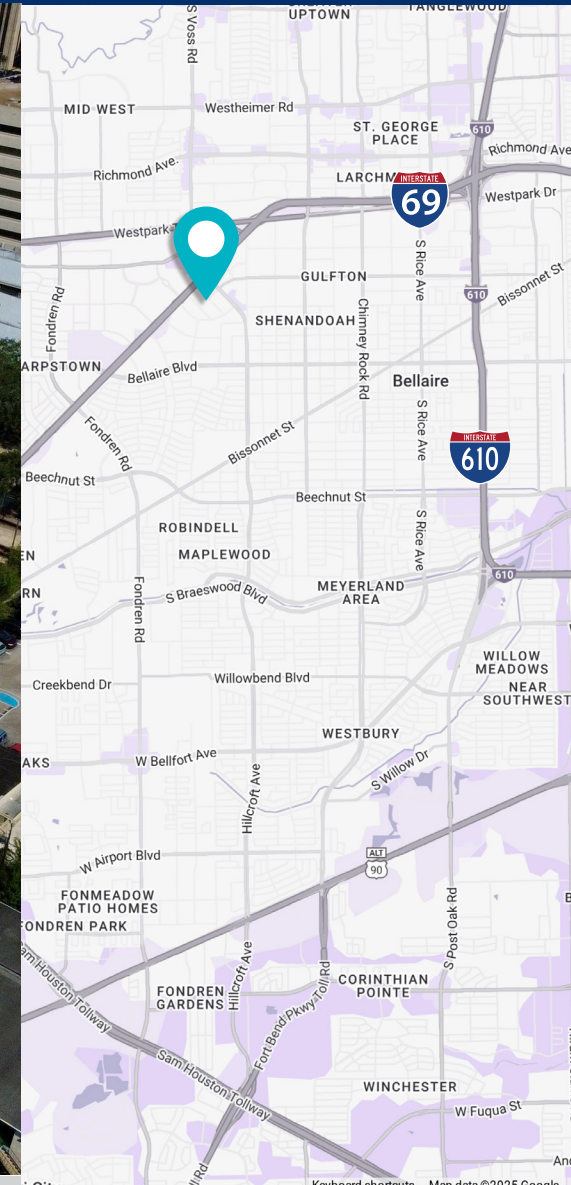
Heath Donica
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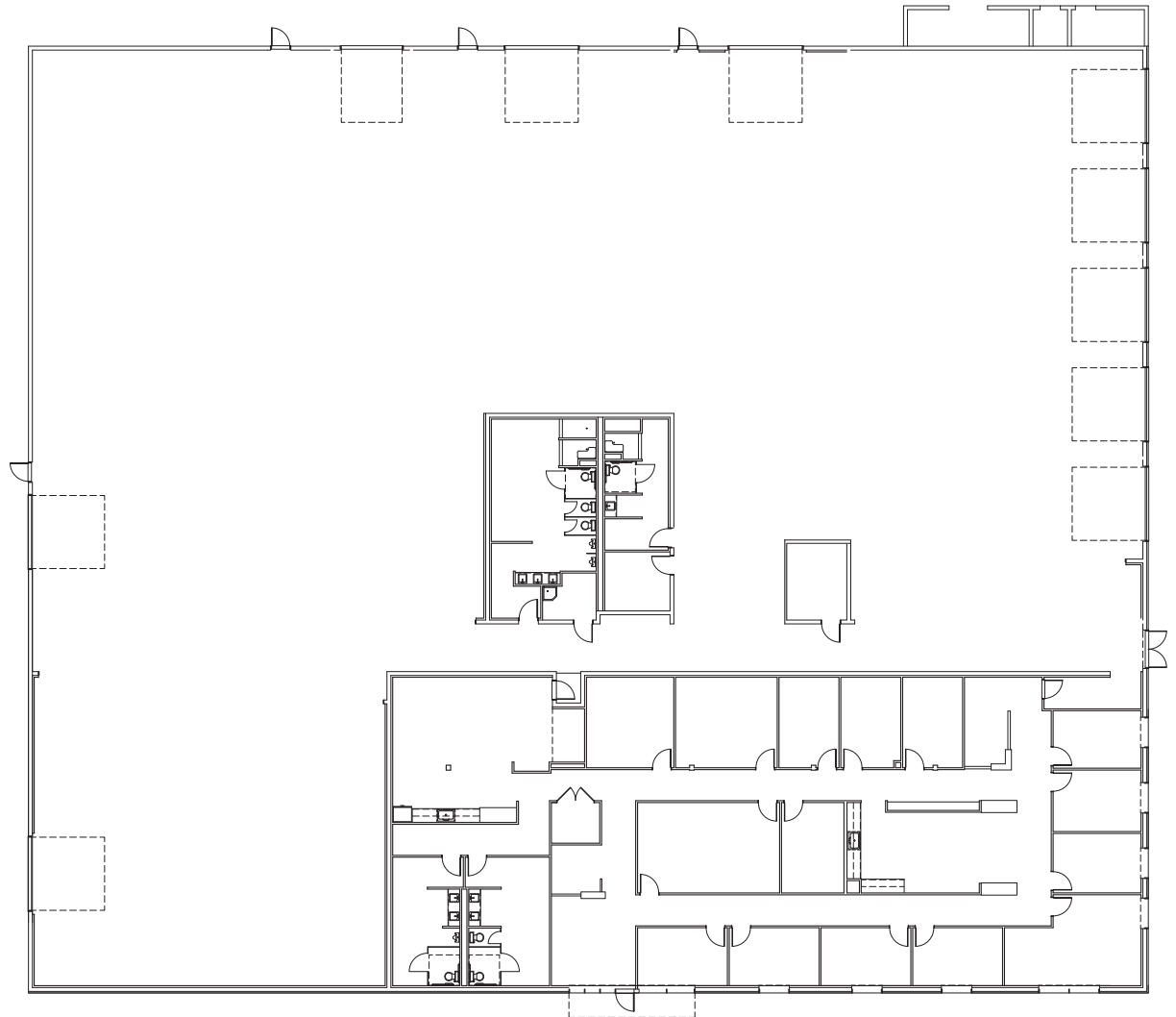


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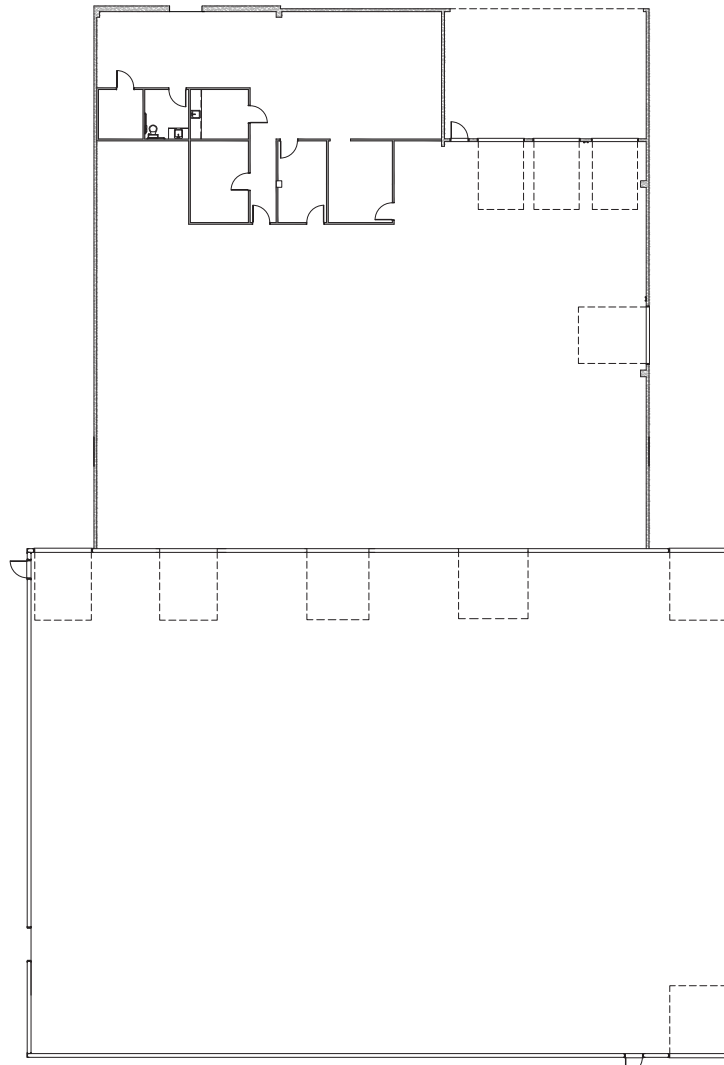


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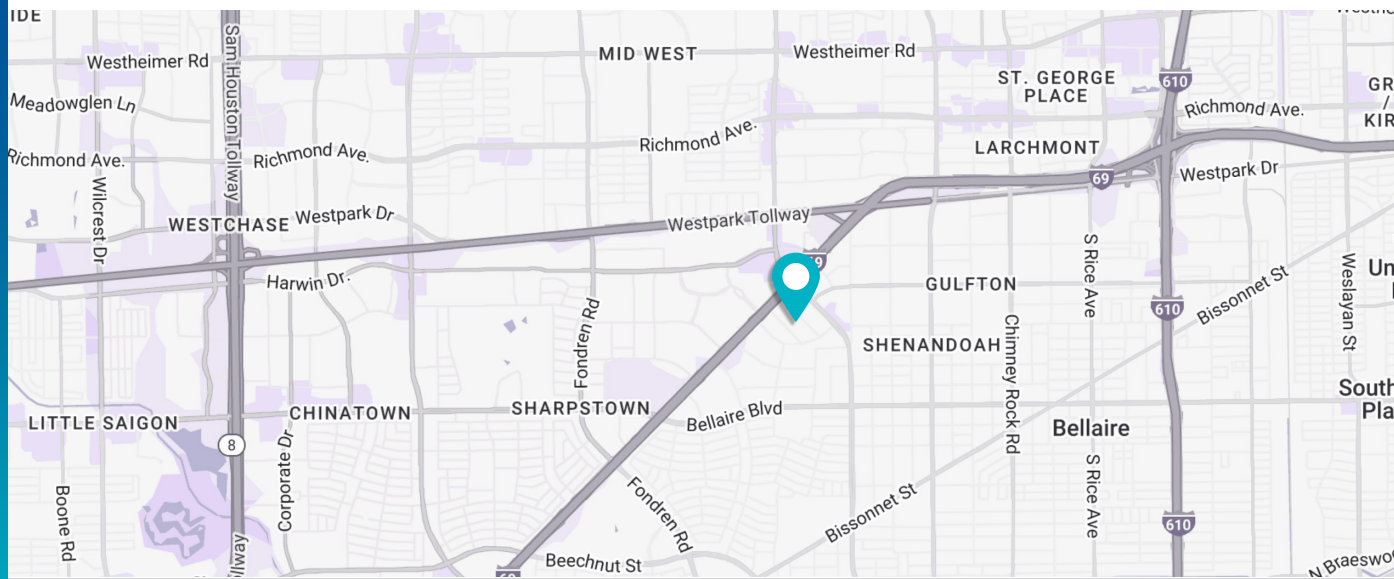
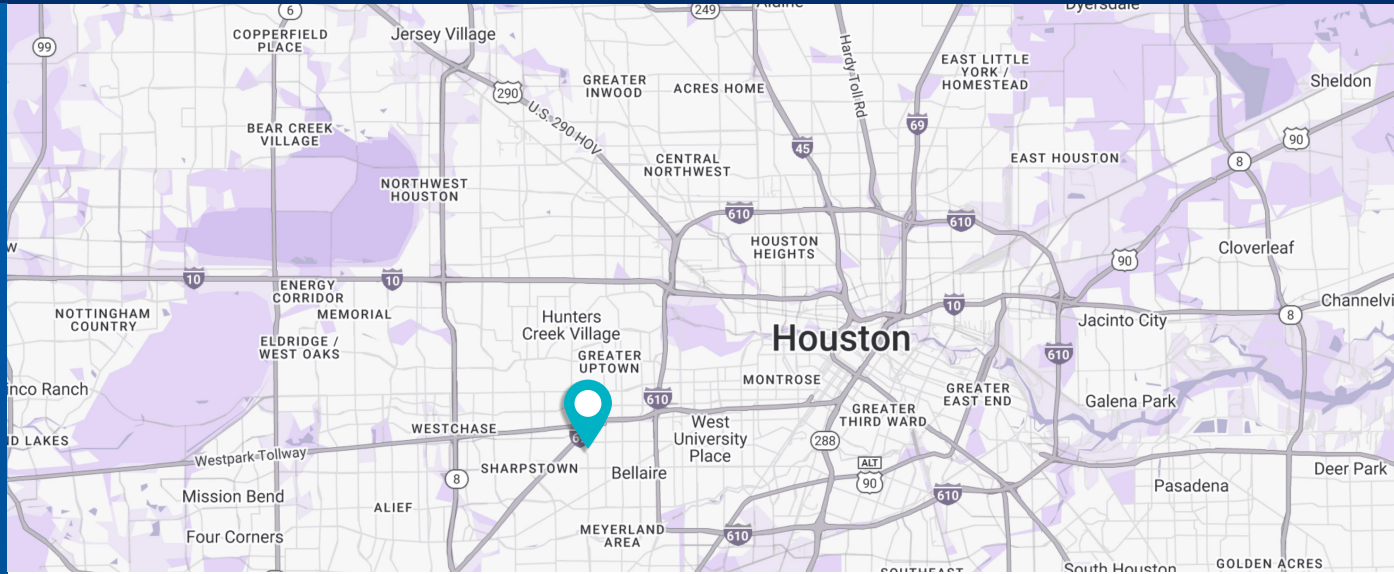


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Travel Time | Distance

I-69 Hwy 59	.02 miles	1 min
West Loop 610	3 miles	5 mins
Beltway 8	5.5 miles	8 mins
Interstate 10	6.7 miles	13 mins
Highway 6	12.5 miles	16 mins
Highway 99	20 miles	22 mins
Alt 90	9.3 miles	13 mins
Highway 288	18 miles	18 mins
Interstate 45	10 miles	20 mins
Highway 225	18.3 miles	20 mins
Port of Houston	20.7 miles	24 mins
Hobby Airport	19.6 miles	26 mins
Ellington Airport	30.8 miles	31 mins
Bush Intercontinental	29.4 miles	37 mins



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Demographics within a 10 mile radius



2025 population 1,682,480



2025 households 699,641



2025 median age 35.7



2025 median income \$73,633



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